Southern Oregon University

Student Recreation Center and McNeal Pavilion Renovation

Ashland, Oregon
Overview

After nearly 60 years of service to Southern Oregon University, the McNeal Pavilion is the focus of a major renovation, reconstruction and modernization plan to replace deteriorating structures and renovate select existing structures, bringing the building up to current life safety, ADA and energy code standards. Architects and engineers have recently determined that the safety and building code issues are so serious as to require the demolition of most, if not all, of the existing structure.

Concurrent with the McNeal Pavilion project is the incorporation of a new Student Recreation Center (SRC). The SRC will be integrated into, but operate independently of, McNeal Pavilion’s academic and athletic uses. Combining the two projects provides efficiencies and cost savings.

The McNeal Pavilion/SRC project will support athletic, academic and student recreation programs at SOU. This project is funded by two separate, legislatively approved, funding sources; one for the McNeal Pavilion Renovation encompassing all improvements related to athletics and academics, and already approved by both the legislature and the State Board of Higher Education. The other is a student-fee funded Student Recreation Center, approved by students through a student referendum. Construction costs will be separated between these two funding sources. Building systems operational costs, to the extent possible, will be designed separately to allow cost tracking for the building areas.

McNeal Pavilion

Currently McNeal Pavilion houses the competition gymnasium for Raiders’ events including basketball, volleyball and wrestling games and matches. Additional support spaces for football, athletic training, laundry and storage, and spectator amenities comprise the remaining athletic spaces in the building. The main competition gym also hosts local events including graduations, auctions, and other campus and community non-sport events.

Academic program spaces supporting the Department of Health and Physical Education (HPEL), and Outdoor Adventure Program (OAP) are located in the building and currently share spaces with student recreation programs. The goal of this project is to provide dedicated academic classrooms, academic offices, exercise, and academic support areas while recognizing that some shared use with Student Recreation Center spaces will benefit both programs.

McNeal Pavilion contains an existing six-lane competition pool constructed in 1964. The pool and pool building will be demolished to allow construction of new program areas in its place.

Student Recreation Center

The Student Recreation Center is a student fee funded project consisting of new construction and a renovated existing gym. Recreation center spaces include a 2-court gym with suspended 2-lane running track, a single-court multi-activity gym, two group exercise rooms, a large open cardio/weights and plyometric area, two racquetball courts, administration offices, locker rooms and support spaces.
The Outdoor Program is part of the SRC and provides outdoor recreational opportunities to SOU’s students through student-led trips and an extensive rental equipment program. The program continues to increase in participation and requires improved and additional space to continue to effectively operate and expand outdoor opportunities. Outdoor Program also manages the indoor climbing wall. Outdoor Programs and the Outdoor Adventure Leadership academic program share program equipment.

**Project Description**

Located on north campus, McNeal Pavilion and SRC is located south of Raider Stadium and north of Webster Street. Stadium Street bounds the site on the east; an existing campus parking lot is located just to the west of the existing building. The main entry is located on the south side, facing recently constructed residence halls located south of Webster Street. The site slopes from south to north. The proposed building will be three stories in height. The lower level consists of partial basement on the north side and a full story in height on the south side, a main level and an upper level. The main entry to the SRC and Academic areas is located on the south side off the Webster Street pedestrian mall. A new entry on the west side will serve Athletic programs and events.

The existing McNeal Pavilion is approximately 113,000 gross square feet comprised of the original 1956 building and subsequent additions taking place in 1964, 1976 and 1991. The proposed renovated and new construction combined building consists of 146,000 gross square feet. Total net program (not including circulation areas, walls, shafts etc.) is approximately 104,000 net square feet.

The 1956, 1976 racquetball building, 1964 pool and pool building, and 1991 office and restroom buildings will be demolished to make way for new construction with improved programming. The Dance Building and Auxiliary Gym, both constructed in 1964, will be renovated to enhance existing as well as new uses. Existing construction connecting the Dance Building and Auxiliary Gym will be demolished to improved seismic structure and improve circulation in the building. Finish floors of the 1964 building differ by three feet, resulting in ramped interior corridors to meet the various levels.

The existing Dance and Auxiliary/MAC Gym buildings will require seismic and gravity loading structural upgrades. Existing walls to remain exposed to the exterior will be enhanced and improved to meet current energy codes. Existing roofs will be replaced with new single ply membrane roofing systems.

LEED Gold minimum certification is required. LEED Platinum is preferred.

**SRC Funding and Cash Flow**

The student referendum was passed in the spring of 2012 for $20M. It provides for a $17.7M student recreation center and $2.3M in federally required Title IX compliance projects.

The $20M is funded through two sources; $6.3M in student building fee funds (already approved and funded) and $13.7 in legislatively approved XI-F bonds. Annual debt service on these bonds is estimated at $816K (see pro forma attached).